

UNITED STATES BANKRUPTCY COURT  
NORTHERN DISTRICT OF ILLINOIS  
EASTERN DIVISION

In re: §  
§  
Pulaski Tower Llc § Case No. 15-07742  
§  
Debtor §

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**CHAPTER 7 TRUSTEE'S FINAL ACCOUNT AND DISTRIBUTION  
REPORT CERTIFICATION THAT THE ESTATE HAS BEEN FULLY  
ADMINISTERED AND APPLICATION TO BE DISCHARGED (TDR)**

GREGG SZILAGYI, chapter 7 trustee, submits this Final Account, Certification that the Estate has been Fully Administered and Application to be Discharged.

1) All funds on hand have been distributed in accordance with the Trustee's Final Report and, if applicable, any order of the Court modifying the Final Report. The case is fully administered and all assets and funds which have come under the trustee's control in this case have been properly accounted for as provided by law. The trustee hereby requests to be discharged from further duties as a trustee.

2) A summary of assets abandoned, assets exempt, total distributions to claimants, claims discharged without payment, and expenses of administration is provided below:

Assets Abandoned: 261,500.00  
(Without deducting any secured claims)

Assets Exempt: 0.00

Total Distributions to Claimants: 193,310.23

Claims Discharged

Without Payment: 1,089,492.77

Total Expenses of Administration: 47,906.77

3) Total gross receipts of \$ 241,217.00 (see **Exhibit 1**), minus funds paid to the debtor and third parties of \$0.00 (see **Exhibit 2**), yielded net receipts of \$ 241,217.00 from the liquidation of the property of the estate, which was distributed as follows:

	CLAIMS SCHEDULED	CLAIMS ASSERTED	CLAIMS ALLOWED	CLAIMS PAID
SECURED CLAIMS (from <b>Exhibit 3</b> )	\$ 371,430.00	\$ 135,000.00	\$ 40,000.00	\$ 40,000.00
PRIORITY CLAIMS: CHAPTER 7 ADMIN. FEES AND CHARGES (from <b>Exhibit 4</b> )	NA	47,906.77	47,906.77	47,906.77
PRIOR CHAPTER ADMIN. FEES AND CHARGES (from <b>Exhibit 5</b> )	NA	NA	NA	NA
PRIORITY UNSECURED CLAIMS (from <b>Exhibit 6</b> )	NA	NA	NA	NA
GENERAL UNSECURED CLAIMS (from <b>Exhibit 7</b> )	403,000.00	588,373.00	588,373.00	153,310.23
<b>TOTAL DISBURSEMENTS</b>	<b>\$ 774,430.00</b>	<b>\$ 771,279.77</b>	<b>\$ 676,279.77</b>	<b>\$ 241,217.00</b>

4) This case was originally filed under chapter 7 on 03/05/2015 . The case was pending for 19 months.

5) All estate bank statements, deposit slips, and canceled checks have been submitted to the United States Trustee.

6) An individual estate property record and report showing the final accounting of the assets of the estate is attached as **Exhibit 8**. The cash receipts and disbursements records for each estate bank account, showing the final accounting of the receipts and disbursements of estate funds is attached as **Exhibit 9**.

Pursuant to Fed R Bank P 5009, I hereby certify, under penalty of perjury, that the foregoing report is true and correct.

Dated: 09/21/2016 By: /s/GREGG SZILAGYI  
Trustee

**STATEMENT:** This Uniform Form is associated with an open bankruptcy case, therefore, Paperwork Reduction Act exemption 5 C.F.R. § 1320.4(a)(2) applies.

**EXHIBITS TO  
FINAL ACCOUNT**

**EXHIBIT 1 – GROSS RECEIPTS**

DESCRIPTION	UNIFORM TRAN. CODE <sup>1</sup>	\$ AMOUNT RECEIVED
4346 N Pulaski, Unit D, Chicago, Il 60641	1110-000	75,000.00
Chase Bank Escrow Account Xx 1361	1110-000	163,891.23
REAL ESTATE TAX REFUND	1224-000	2,325.77
<b>TOTAL GROSS RECEIPTS</b>		<b>\$ 241,217.00</b>

<sup>1</sup>The Uniform Transaction Code is an accounting code assigned by the trustee for statistical reporting purposes.

**EXHIBIT 2 – FUNDS PAID TO DEBTOR & THIRD PARTIES**

PAYEE	DESCRIPTION	UNIFORM TRAN. CODE	\$ AMOUNT PAID
NA		NA	NA
<b>TOTAL FUNDS PAID TO DEBTOR &amp; THIRD PARTIES</b>			<b>\$ NA</b>

**EXHIBIT 3 – SECURED CLAIMS**

CLAIM NO.	CLAIMANT	UNIFORM TRAN. CODE	CLAIMS SCHEDULED (from Form 6D)	CLAIMS ASSERTED	CLAIMS ALLOWED	CLAIMS PAID
	Armand Plumbing 4827 N Clifton Ave Chicago, IL 60706		11,430.00	NA	NA	0.00

CLAIM NO.	CLAIMANT	UNIFORM TRAN. CODE	CLAIMS SCHEDULED (from Form 6D)	CLAIMS ASSERTED	CLAIMS ALLOWED	CLAIMS PAID
	Roxolana Harasymiw 150 S Wacker, #650 Chicago, IL 60606		120,000.00	NA	NA	0.00
	Roxolana Harasymiw 150 S Wacker, #650 Chicago, IL 60606		120,000.00	NA	NA	0.00
1	Roxolana Harasymiw	4110-000	120,000.00	120,000.00	25,000.00	25,000.00
	COOK COUNTY COLLECTOR	4700-000	NA	15,000.00	15,000.00	15,000.00
<b>TOTAL SECURED CLAIMS</b>			<b>\$ 371,430.00</b>	<b>\$ 135,000.00</b>	<b>\$ 40,000.00</b>	<b>\$ 40,000.00</b>

**EXHIBIT 4 – CHAPTER 7 ADMINISTRATIVE FEES and CHARGES**

PAYEE	UNIFORM TRAN. CODE	CLAIMS SCHEDULED	CLAIMS ASSERTED	CLAIMS ALLOWED	CLAIMS PAID
GREGG SZILAGYI	2100-000	NA	15,310.85	15,310.85	15,310.85
ARTHUR B. LEVINE COMPANY	2300-000	NA	200.00	200.00	200.00
CHICAGO TITLE AND TRUST	2500-000	NA	360.50	360.50	360.50
Associated Bank	2600-000	NA	2,628.07	2,628.07	2,628.07
SHAW FISHMAN	3210-000	NA	26,870.50	26,870.50	26,870.50
SHAW FISHMAN	3220-000	NA	649.85	649.85	649.85
POPOWCER KATTEN LTD.	3410-000	NA	1,887.00	1,887.00	1,887.00

PAYEE	UNIFORM TRAN. CODE	CLAIMS SCHEDULED	CLAIMS ASSERTED	CLAIMS ALLOWED	CLAIMS PAID
TOTAL CHAPTER 7 ADMIN. FEES AND CHARGES		\$ NA	\$ 47,906.77	\$ 47,906.77	\$ 47,906.77

**EXHIBIT 5 – PRIOR CHAPTER ADMINISTRATIVE FEES and CHARGES**

PAYEE	UNIFORM TRAN. CODE	CLAIMS SCHEDULED	CLAIMS ASSERTED	CLAIMS ALLOWED	CLAIMS PAID
NA	NA	NA	NA	NA	NA
TOTAL PRIOR CHAPTER ADMIN. FEES AND CHARGES		\$ NA	\$ NA	\$ NA	\$ NA

**EXHIBIT 6 – PRIORITY UNSECURED CLAIMS**

CLAIM NO.	CLAIMANT	UNIFORM TRAN. CODE	CLAIMS SCHEDULED (from Form 6E)	CLAIMS ASSERTED (from Proofs of Claim)	CLAIMS ALLOWED	CLAIMS PAID
NA	NA	NA	NA	NA	NA	NA
TOTAL PRIORITY UNSECURED CLAIMS			\$ NA	\$ NA	\$ NA	\$ NA

**EXHIBIT 7 – GENERAL UNSECURED CLAIMS**

CLAIM NO.	CLAIMANT	UNIFORM TRAN. CODE	CLAIMS SCHEDULED (from Form 6F)	CLAIMS ASSERTED (from Proofs of Claim)	CLAIMS ALLOWED	CLAIMS PAID
	Board Of Managers of Condominium Assn 4346 N. Pulaski Chicago, IL 60641		0.00	NA	NA	0.00
	Dr. Maher Mallouh 188 Morgan Court Romeoville, IL 60446		11,000.00	NA	NA	0.00
	Mauck Baker Attorneys at Law 1 N LaSalle, #600 Chicago, IL 60602		370,000.00	NA	NA	0.00
	Waseem Al-Muhaseb 4827 N. Clifton Chicago, IL 60706		22,000.00	NA	NA	0.00
3	Board Of Managers Of 4346 N. Pulaski and Mauck & Baker LLC	7100-000	NA	209,123.00	209,123.00	54,490.43
2	Board Of Managers Of Condominium Assn and Mauck & Baker LLC	7100-000	NA	379,250.00	379,250.00	98,819.80
<b>TOTAL GENERAL UNSECURED CLAIMS</b>			<b>\$ 403,000.00</b>	<b>\$ 588,373.00</b>	<b>\$ 588,373.00</b>	<b>\$ 153,310.23</b>

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**INDIVIDUAL ESTATE PROPERTY RECORD AND REPORT**  
**ASSET CASES**

Exhibit 8

Case No: 15-07742 TAB Judge: Timothy A. Barnes Trustee Name: GREGG SZILAGYI  
Case Name: Pulaski Tower Llc Date Filed (f) or Converted (c): 03/05/2015 (f)  
341(a) Meeting Date: 04/13/2015  
For Period Ending: 09/21/2016 Claims Bar Date: 08/06/2015

1	2	3	4	5	6
Asset Description (Scheduled and Unscheduled (u) Property)	Petition/ Unscheduled Values	Est Net Value (Value Determined by Trustee, Less Liens, Exemptions, and Other Costs)	Property Formally Abandoned OA=554(a)	Sale/Funds Received by the Estate	Asset Fully Administered (FA)/ Gross Value of Remaining Assets
1. 4346 N Pulaski, Unit C, Chicago, Il 60641	120,000.00	0.00		0.00	FA
2. 4346 N Pulaski, Unit D, Chicago, Il 60641	120,000.00	0.00		75,000.00	FA
3. Chase Bank Escrow Account Xx 1361	140,000.00	0.00		163,891.23	FA
4. Chase Bank Escrow Xx 7199	140,000.00	0.00		0.00	FA
5. Misc Small Tools Used In Trade	1,500.00	0.00		0.00	FA
6. REAL ESTATE TAX REFUND (u)	0.00	2,325.77		2,325.77	FA
INT. Post-Petition Interest Deposits (u)	Unknown	N/A		0.00	Unknown

Gross Value of Remaining Assets

TOTALS (Excluding Unknown Values)	\$521,500.00	\$2,325.77	\$241,217.00	\$0.00
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(Total Dollar Amount in Column 6)

Major activities affecting case closing which are not reflected above, and matters pending, date of hearing or sale, and other action:

TFR FILED AND HEARING SCHEDULED.

RE PROP # 1 -- THIS PROPERTY WAS SOLD PRE-PETITION AND THE PROCEEDS HELD IN ESCROW. SEE ASSET NUMBER 3.

RE PROP # 4 -- THIS ASSET IS DUPLICATIVE OF #3.

Initial Projected Date of Final Report (TFR): 08/01/2016

Current Projected Date of Final Report (TFR): 08/01/2016

## ESTATE CASH RECEIPTS AND DISBURSEMENTS RECORD

Case No: 15-07742  
Case Name: Pulaski Tower Llc

Trustee Name: GREGG SZILAGYI  
Bank Name: Associated Bank  
Account Number/CD#: XXXXXX2914  
Checking

Exhibit 9

Taxpayer ID No: XX-XXX4601  
For Period Ending: 09/21/2016

Blanket Bond (per case limit): \$5,000,000.00  
Separate Bond (if applicable):

1	2	3	4		5	6	7
Transaction Date	Check or Reference	Paid To / Received From	Description of Transaction	Uniform Tran. Code	Deposits (\$)	Disbursements (\$)	Account/CD Balance (\$)
08/12/15	3	4336 NORTH PULASKI CONDO BOARD OF MANAGERS	SALE PROCEEDS UNIT C	1110-000	\$163,891.23		\$163,891.23
09/08/15		Associated Bank	Bank Service Fee under 11 U.S.C. § 330(a)(1)(B), 503(b)(1), and 507(a)(2)	2600-000		\$157.16	\$163,734.07
10/07/15		Associated Bank	Bank Service Fee under 11 U.S.C. § 330(a)(1)(B), 503(b)(1), and 507(a)(2)	2600-000		\$235.56	\$163,498.51
10/15/15		ON PULASKI GROUP INC.	Sale of REAL ESTATE - UNIT D		\$59,639.50		\$223,138.01
			Gross Receipts \$75,000.00				
		COOK COUNTY COLLECTOR	REAL ESTATE TAXES 2013 (\$15,000.00) 2014	4700-000			
		CHICAGO TITLE AND TRUST	CLOSING FEES (\$360.50)	2500-000			
	2		4346 N Pulaski, Unit D, Chicago, IL 60641 \$75,000.00	1110-000			
11/06/15		Associated Bank	Bank Service Fee under 11 U.S.C. § 330(a)(1)(B), 503(b)(1), and 507(a)(2)	2600-000		\$291.69	\$222,846.32
12/07/15		Associated Bank	Bank Service Fee under 11 U.S.C. § 330(a)(1)(B), 503(b)(1), and 507(a)(2)	2600-000		\$320.60	\$222,525.72
01/08/16		Associated Bank	Bank Service Fee under 11 U.S.C. § 330(a)(1)(B), 503(b)(1), and 507(a)(2)	2600-000		\$330.83	\$222,194.89
02/05/16		Associated Bank	Bank Service Fee under 11 U.S.C. § 330(a)(1)(B), 503(b)(1), and 507(a)(2)	2600-000		\$330.36	\$221,864.53
02/16/16	6	CHICAGO TITLE AND TRUST	REAL ESTATE TAX REFUND	1224-000	\$2,325.77		\$224,190.30
03/07/16		Associated Bank	Bank Service Fee under 11 U.S.C. § 330(a)(1)(B), 503(b)(1), and 507(a)(2)	2600-000		\$310.11	\$223,880.19

Page Subtotals:

\$225,856.50

\$1,976.31

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## ESTATE CASH RECEIPTS AND DISBURSEMENTS RECORD

Case No: 15-07742  
Case Name: Pulaski Tower Llc

Trustee Name: GREGG SZILAGYI

Exhibit 9

Bank Name: Associated Bank

Account Number/CD#: XXXXXX2914

Checking

Taxpayer ID No: XX-XXX4601

Blanket Bond (per case limit): \$5,000,000.00

For Period Ending: 09/21/2016

Separate Bond (if applicable):

1	2	3	4		5	6	7
Transaction Date	Check or Reference	Paid To / Received From	Description of Transaction	Uniform Tran. Code	Deposits (\$)	Disbursements (\$)	Account/CD Balance (\$)
03/10/16	101	ARTHUR B. LEVINE COMPANY	Ch 7 BLANKET BOND	2300-000		\$200.00	\$223,680.19
03/21/16	102	ROXOLANA HARASYMIW 150 S WACKER DR SUITE 650 CHICAGO IL 60606	PAYMENT OF SECURED CLAIM	4110-000		\$25,000.00	\$198,680.19
04/07/16		Associated Bank	Bank Service Fee under 11 U.S.C. § 330(a)(1)(B), 503(b)(1), and 507(a)(2)	2600-000		\$332.81	\$198,347.38
04/12/16	102	ROXOLANA HARASYMIW 150 S WACKER DR SUITE 650 CHICAGO IL 60606	PAYMENT OF SECURED CLAIM Reversal	4110-000		(\$25,000.00)	\$223,347.38
04/12/16	103	Roxolana Harasymiw 150 S Wacker, #650 Chicago, Il 60606	PAYMENT OF SECURED CLAIM PER ORDER	4110-000		\$25,000.00	\$198,347.38
05/06/16		Associated Bank	Bank Service Fee under 11 U.S.C. § 330(a)(1)(B), 503(b)(1), and 507(a)(2)	2600-000		\$318.95	\$198,028.43
07/27/16	104	GREGG SZILAGYI 542 South Dearborn Street Suite 1400 Chicago, Illinois 60605	Final distribution representing a payment of 100.00 % per court order.	2100-000		\$15,310.85	\$182,717.58
07/27/16	105	SHAW FISHMAN 312 N. CLARK STREET SUITE 800 CHICAGO, IL 60654	Distribution			\$27,520.35	\$155,197.23
		SHAW FISHMAN	Final distribution representing a payment of 100.00 % per court order. (\$26,870.50)	3210-000			
		SHAW FISHMAN	Final distribution representing a payment of 100.00 % per court order. (\$649.85)	3220-000			
07/27/16	106	POPOWCEK KATTEN LTD. 35 EAST WACKER DRIVE CHICAGO, ILLINOIS 60601	Final distribution representing a payment of 100.00 % per court order.	3410-000		\$1,887.00	\$153,310.23

Page Subtotals:

\$0.00

\$70,569.96

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Form 2  
ESTATE CASH RECEIPTS AND DISBURSEMENTS RECORD

Case No: 15-07742  
Case Name: Pulaski Tower Llc

Trustee Name: GREGG SZILAGYI  
Bank Name: Associated Bank  
Account Number/CD#: XXXXXX2914  
Checking

Exhibit 9

Taxpayer ID No: XX-XXX4601  
For Period Ending: 09/21/2016

Blanket Bond (per case limit): \$5,000,000.00  
Separate Bond (if applicable):

1	2	3	4		5	6	7
Transaction Date	Check or Reference	Paid To / Received From	Description of Transaction	Uniform Tran. Code	Deposits (\$)	Disbursements (\$)	Account/CD Balance (\$)
07/27/16	107	Board Of Managers Of Condominium Assn and Mauck & Baker LLC 4346 N. Pulaski Chicago, Il 60641	Final distribution to claim 2 representing a payment of 26.06 % per court order.	7100-000		\$98,819.80	\$54,490.43
07/27/16	108	Board Of Managers Of 4346 N. Pulaski and Mauck & Baker LLC Condo Assn, Inc. And Mauck & Baker,Llc One N. Lasalle St., Ste 600 Chicago, Illinois 60602	Final distribution to claim 3 representing a payment of 26.06 % per court order.	7100-000		\$54,490.43	\$0.00

COLUMN TOTALS	\$225,856.50	\$225,856.50
Less: Bank Transfers/CD's	\$0.00	\$0.00
Subtotal	\$225,856.50	\$225,856.50
Less: Payments to Debtors	\$0.00	\$0.00
Net	\$225,856.50	\$225,856.50

Page Subtotals:

\$0.00

\$153,310.23

## Exhibit 9

TOTAL OF ALL ACCOUNTS			
	NET DEPOSITS	NET DISBURSEMENTS	ACCOUNT BALANCE
XXXXXX2914 - Checking	\$225,856.50	\$225,856.50	\$0.00
	\$225,856.50	\$225,856.50	\$0.00
	(Excludes account transfers)	(Excludes payments to debtors)	Total Funds on Hand
Total Allocation Receipts:	\$15,360.50		
Total Net Deposits:	\$225,856.50		
Total Gross Receipts:	\$241,217.00		

Page Subtotals:

\$0.00

\$0.00